

City of Augusta
Development Review Application
 Bureau of Planning, Department of Development Services

Address of Proposed development: 377 Western Avenue		
Zone(s): CC (Regional Business District)		
Project Name: AugustRes LLC.		
Existing Building (sq. ft.): 3,835 sf	Proposed Building (sq. ft.): 25,580 sf footprint	
Existing Impervious (sq. ft.): 24,770 sf	Proposed Imperv. (sq. ft.): 92,595 sf	
Proposed Total Disturbed Area of the Site: 162,675 sf Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
Owner's Name/Address: AugustRes LLC. c/o George Schott P.O. Box 9340 Auburn, ME 04210 Phone #: 754-3630 Cell #: e-mail: Schotts@roadrunner.com	Applicant's Name/Address: AugustRes LLC. c/o George Schott P.O. Box 9340 Auburn, ME 04210 Phone #: 754-3630 Cell #: e-mail: Schotts@roadrunner.com	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com
Tax Map #: 83 Lots #: 13, 17B, 20, 21 & 21A	Lot Size (acres): 11.0 Frontage (Feet): 283.79'	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
For Staff Use Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000 Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) = Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) = All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = Total Fee:		
Signatures <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Applicant: <u>James Coffin</u> Owner: _____ Agent: <u>James Coffin</u> </div> <div style="width: 35%;"> Date: <u>October 10, 2014</u> Date: _____ Date: <u>October 10, 2014</u> </div> </div>		

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address (4.5.2.2)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel (4.5.2.3)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal (4.5.2.4)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal (4.5.2.5)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form (4.5.2.6)	<input checked="" type="checkbox"/>	
g. Date and Revision box (4.5.2.7)	<input checked="" type="checkbox"/>	
h. Zoning designation(s) (4.5.2.8)	<input checked="" type="checkbox"/>	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	<input checked="" type="checkbox"/>	
j. Ownership, location and present use of abutting land (4.5.2.11)	<input checked="" type="checkbox"/>	
k. Location map (4.5.2.12)	<input checked="" type="checkbox"/>	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	<input checked="" type="checkbox"/>	
m. Drainage and erosion control (4.5.2.14)	<input checked="" type="checkbox"/>	
n. Utilities, existing and proposed (4.5.2.15)	<input checked="" type="checkbox"/>	
o. Topography, 2 foot contours (4.5.2.16)	<input checked="" type="checkbox"/>	
p. Parcel boundaries and dimensions (4.5.2.17)	<input checked="" type="checkbox"/>	
q. Proposed Use of the property (4.5.2.18)	<input checked="" type="checkbox"/>	
r. Proposed public or common areas (4.5.2.19)	<input checked="" type="checkbox"/>	
s. Boundary Survey and associated information (4.5.2.20)	<input checked="" type="checkbox"/>	
t. Traffic controls, off-street parking and facilities (4.5.2.21)	<input checked="" type="checkbox"/>	
u. Proposed fire protection plans or needs (4.5.2.22)	<input checked="" type="checkbox"/>	
v. Landscaping and buffering (4.5.2.23)	<input checked="" type="checkbox"/>	
w. Outdoor lighting plan (4.5.2.24)	<input checked="" type="checkbox"/>	
x. Freshwater wetlands (4.4.1.14)	<input checked="" type="checkbox"/>	
y. River, stream or brook (4.4.1.15)	<input checked="" type="checkbox"/>	
Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Pollution – Undue water or air pollution (4.4.1.1)	<input checked="" type="checkbox"/>	
b. Water – Sufficient potable water (4.4.1.2)	<input checked="" type="checkbox"/>	
c. Municipal Water – is there adequate supply (4.4.1.3)	<input checked="" type="checkbox"/>	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	<input checked="" type="checkbox"/>	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	<input checked="" type="checkbox"/>	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	<input checked="" type="checkbox"/>	
g. Solid waste – adequate provisions (4.4.1.7)	<input checked="" type="checkbox"/>	
h. Aesthetic, cultural, and natural values (4.4.1.8)	<input checked="" type="checkbox"/>	
i. Conformity with city ordinances and plans (4.4.1.9)	<input checked="" type="checkbox"/>	
j. Financial and technical ability (4.4.1.10)	<input checked="" type="checkbox"/>	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	<input checked="" type="checkbox"/>	
l. Ground water – negative impact (4.4.1.12)	<input checked="" type="checkbox"/>	
m. Flood areas (4.4.1.13)	<input checked="" type="checkbox"/>	
n. Freshwater wetlands – description of impact (4.4.1.14)	<input checked="" type="checkbox"/>	
o. Stormwater – management plans (4.4.1.16)	<input checked="" type="checkbox"/>	
p. Access to direct sunlight (4.4.1.17)	<input checked="" type="checkbox"/>	
q. State Permits – description of requirements (4.4.1.18)	<input checked="" type="checkbox"/>	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	<input checked="" type="checkbox"/>	

Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	<input checked="" type="checkbox"/>	
t. Compliance with Plans and Policies (6.3.4.2)	<input checked="" type="checkbox"/>	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	<input checked="" type="checkbox"/>	
v. Public facilities – Utilities including stormwater (6.3.4.4)	<input checked="" type="checkbox"/>	
w. Resource protection and the environment (6.3.4.5)	<input checked="" type="checkbox"/>	
x. Performance Standards (6.3.4.6)	<input checked="" type="checkbox"/>	
y. Financial and Technical Ability (6.3.4.7)	<input checked="" type="checkbox"/>	

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	Included	Waiver Requested
11 copies of the application form and narrative	<input checked="" type="checkbox"/>	
11 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report	<input checked="" type="checkbox"/>	
2 copies of any traffic report	<input checked="" type="checkbox"/>	
7 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
11 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:

<input type="checkbox"/> \$_____ Application Fee Paid.	Received By (Initials):_____ Date:_____
<input type="checkbox"/> \$_____ Abutter Notification Fee Paid.	Received By (Initials):_____ Date:_____

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432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

October 6, 2014

City of Augusta
Matt Nazar (Planner)
One City Center
Augusta, Maine 04330

Subject: **AugustRes LLC.**
377 Western Avenue
Site Plan Review Criteria

Dear Matt:

AugustRes LLC., herein called the applicant is proposing to develop a parcel of land shown on lots 13, 17B, 20, 21 & 21A on tax map 83 in the City of Augusta on Western Avenue. The land is located within the Regional Business District (CC) and the following information is required per the Development Review Application:

- A. The proposed development will not result in undue water or air pollution. In making this determination, the following shall needs to be considered:
1. The elevation of the land above sea level and its relation to the floodplain,
The project is not within the 100-year flood elevation and this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The project will connect into the 24" diameter reinforced concrete sewer main (located just west of the Maine Turnpike) that flows towards Western Avenue. This system is owned and maintained by the Greater Augusta Utility District (GAUD).
 3. The slope of the land and its effect upon effluents,
The project will connect into GAUD's public sewer system and this section is not applicable.
 4. The availability of streams for disposal of effluents;
The project will connect into GAUD's public sewer system and this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The proposed development will connect into the public water and sewer systems that flow to and along Western Avenue and therefore this section is not applicable.
- B. The proposed development has sufficient water available for the reasonable needs of the development.
A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.

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- C. The proposed development will not cause an unreasonable burden on an existing water supply.
A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.
- D. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
A stormwater application has been submitted to the Department of Environmental Protection (DEP), which is required due to the project resulting in more than 20,000 sf of new impervious surfaces. This application addresses soil erosion and stormwater runoff (qualitatively and quantitatively). A copy of this application is included with this submission.
- E. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed.
The new Hotel will result in 88.8 peak hour trips and therefore a turning movement permit is not required with the DOT. However a Traffic Impact Analysis is required because the threshold of 35 trips is exceeded. Millone and MacBroom have been retained to provide this traffic engineering service.
- F. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.
A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient sewer capacity available for the project.
- G. The proposed development will not cause an unreasonable burden on the town's ability to dispose of solid waste, if Town services are used.
A letter has been received from Leslie Jones verifying that the proposed project will not create a burden at the Hatch Hill Land Fill.
- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
A letter has been sent to the Maine Historical Preservation Committee asking if there are historical or archeological sites are located within the area of the site. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there will be an undue adverse effect to significant wildlife habitat. A letter has been sent to the Department of Conservation asking if there are no rare botanical features within the project area.

- I. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.
The proposed development will conform to the comprehensive plan and land-use ordinance. The applicant is requesting a variance in regard to building height. The Regional Business District (CC) allows a maximum height of 42'. The applicant is proposing a building height of 54'-10".
- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.
The applicant has provided documentation indicating that they have adequate financing to complete the project.
- K. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
The project is bordered to the west and north by an un-named tributary that flows to Bond Brook. Although the project does involve work within 75' of this stream, there will not be any disturbances within 25' of this resource. A Permit by Rule (PBR) application is being filed along with the stormwater permit application to address the land disturbances within 75' of the stream.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
The project has access to public water and will not affect the quantity or quality of groundwater.
- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.
- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
No freshwater wetlands will be impacted as a result of the project.

- O. The proposed development will provide for adequate storm water management.
A stormwater permit application has been submitted to the DEP. It will take up to 90 days to receive this permit so we are asking that this permit be a condition of approval.
- P. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.
The proposed four-story hotel will have a height of 54'-10", which is due to the 6'-10" mansard along the front of the building. The mansard breaks up the roof line and without it the building height is 48'-0". Due to the steepness of Western Avenue along the frontage of the site the building sits 20' lower than the grade at the southwest corner of the property. The building will not impair access to direct sunlight by abutting property owners.
- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.
The proposed development will not trigger a Site Location of Development Permit to the MDEP and therefore this section is not applicable.
- R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.
A photometric plan has been provided with this application, which shows that light spillage will not exceed 0.3 foot-candles along residential property lines. All of the exterior lights do not exceed 25' in height.

The proposed development complies with the City of Augusta's review criteria and should you have any questions or concerns please do not hesitate to contact me at 623-9475.

Respectfully submitted,



James E. Coffin, PE

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October 6, 2014

City of Augusta
Attn: Matt Nazar
City Planner
One City Center
Augusta, Maine 04330

Subject: **AugustRes LLC.**
377 Western Avenue
Neighborhood Review Criteria

Dear Matt:

I have researched the proposed development located at 377 Western Avenue for **AugustRes LLC.**, herein called the applicant in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MAJOR DEVELOPMENTS). [We understand that the intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 1,000 feet.] Each item is addressed below:

S) NEIGHBORHOOD COMPATIBILITY:

- a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:
 - i) Land uses:
The parcel is within both the Regional Business District (CC) in which "Hotels" are a permitted use. There are residential neighbors located to the east and west side of the parcel. However, other than these two residential properties, the entire area is commercial.
 - ii) Architectural design:
The proposed Hotel will be a Homewood Suites designed by PROCON who have done many of these types of structures. Architectural elevations are included with this submission.
 - iii) Scale, bulk and building height:
The proposed Hotel will have a building height of 54'-10" or 48'-0" without the mansard in the front of the building. The four-story hotel will have a footprint of 25,580 sf, which incorporates an indoor pool.
 - iv) Identity and historical character:
A letter has been sent to the Maine Historical Society asking if there are any historical sites within the development.

v) Disposition and orientation of buildings on the lot:

The new Hotel will be erected 160' from Western Avenue with an area in front of the building for people to park their vehicles while they go in to get a room.

vi) Visual integrity:

The new Hotel will face Western Avenue and provide parking for up to 137 vehicles. Landscaping will be provided around the perimeter of the parking lot as well as on the interior grassed islands.

b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

The Hotel is situated in such a way that is in the middle of the parcel with parking along the south and west sides of the building. As mentioned above the property lines will be landscaped to provide buffering of the two neighboring residential properties.

c) Will the proposal maintain safe and healthful conditions within the neighborhood?

This project will not create unsafe or unhealthy conditions within the immediate neighborhood. Tip downs will be provided for the sidewalk along the main entrance into the site so that pedestrians can easily maneuver along the sidewalk along Western Avenue.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

Much of the property has been utilized as a fill site for many years. The proposed Hotel will not have a detrimental effect on adjacent properties.

T) PLANS AND POLICIES:

a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?

This entire stretch of Western Avenue has commercial properties on both sides of the street. The 1988 Growth Management Plan labels this area within the City as "Economic Growth", which includes Hotels. Therefore the project complies with the 1988 Growth Management Plan.

U) TRAFFIC PATTERN, FLOW AND VOLUME:

a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

The new addition will result in 88.8 peak hour trips and therefore will not require a turning movement permit with the DOT. The project does trigger a Traffic Impact Analysis with the City due to it exceeding 35 peak hour trips. We have retained a traffic engineer to provide this service.

b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

The new entrance/exit will be 350' from the Whitten Road/Western Avenue four-way lighted intersection. As mentioned above a Traffic Impact Analysis is being performed for the project to comply with the City's Technical Standards.

- c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

The design of the site allows emergency vehicles to adequately maneuver thru the site to be able to render emergency services as needed.

- (d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

The existing site is depicted on the Site Plan (C-1) and maintains proper traffic movement features in and around the site.

V) PUBLIC FACILITIES:

- a) Water Supply:

A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient water available for the project.

- b) Sanitary Sewer:

A letter has been sent to the Greater Augusta Utility District (GAUD) asking if there is sufficient sewage capacity available for the project.

- c) Electricity/Telephone:

Electricity and telecom lines will come off from Western Avenue to a pole on site and then run underground into the building as shown on the Site Plan.

- d) Storm Drainage:

A stormwater permit application has been submitted to the DEP for their approval.

W) RESOURCE PROTECTION AND ENVIRONMENT:

- a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?

No wetlands will be impacted by the project with the exception of the stream crossing needed to convey stormwater from the site to the new filter pond. There are some retaining walls required with the project due to grade constraints.

- b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

No State DEP or Federal EPA permits are needed in regard to air quality standards as a result of the project. There may be some dust during construction, but the contractor must provide dust control in the event that this becomes problematic.

- c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

The project requires a stormwater permit and Permit by Rule permit with the DEP. Other than those mentioned there are no State DEP or Federal EPA permits needed as a result of the project. There are no hazardous substances associated with the project.

- d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

The new Hotel will tie into the public sewer system that eventually flows towards Western Avenue.

- e) Shoreland and Wetland Districts:

The project is not near any shoreline and will not incur any wetland impacts.

X) PERFORMANCE STANDARDS:

- a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

The proposed development conforms to the Land Use Ordinance in regard to performance and dimensional standards.

- b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

There will not be any significant noise generated as a result of this project with the exception of typical construction noise.

- c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

The project will be buffered by landscaping along the perimeter and a 15' high retaining wall will be erected along Western Avenue due to elevation constraints.

- d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

A photometrics plan is provided with this application that depicts light trespass below 0.3 foot-candles along property lines and all fixtures will not exceed 25' in height.

- e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

Landscaping is provided around the perimeter of the parking lot and as well as on the interior grassed islands as shown on the Site Plan.

- f) Are all the signs in the proposal in compliance with provisions of this ordinance?

A new sign (120 sf) will be erected along Western Avenue as shown on the Site Plan (C-1) and will be a maximum of 25' in height to comply with the Land Use Ordinance

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying has the technical ability to meet the terms of the Ordinance.**
- b) **A letter is included stating that the applicant has adequate financing to complete the project.**

The proposed project meets the requirements of land use ordinance and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,

A handwritten signature in black ink that reads "James Coffin". The signature is written in a cursive, flowing style.

James E. Coffin, P.E.

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April 29, 2014

Mr. James Coffin, P.E.
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
MDEP & City of Augusta Submissions

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as my agent in submitting applications and answering questions regarding the Maine Department of Environmental Protection (MDEP) and City of Augusta Planning Board Submissions. The project is located at 377 Western Avenue in Augusta, Maine.

Sincerely,

A handwritten signature in black ink, appearing to read "George Schott", with a long horizontal flourish extending to the right.

George Schott, Owner



OPR BK 11728 PGS 314 - 322 07/02/2014 10:27:00 AM
 INSTR # 2014014087 # OF PAGES 9
 ATTEST: BEVERLY BUSTIN-HATHEWAY
 REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

WARRANTY DEED

Paul David Roy a/k/a Paul D. Roy a/k/a Paul Roy with a mailing address at 84 Cobbossee Avenue, Gardiner, Maine 04345-9033, for consideration paid, grants to **AugustRes, LLC**, a Maine Limited Liability Company with a mailing address at P.O. Box 9340, Auburn, Maine 04210, with **Warranty Covenants**, certain lots or parcels of land, together with any buildings thereon, situated in **Augusta**, County of **Kennebec**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

Witness his hand and seal this 1st day of July, 2014.

Witness:

Paul David Roy a/k/a Paul D. Roy a/k/a Paul Roy

STATE OF MAINE
 ANDROSCOGGIN, SS.

July 1, 2014

Then personally appeared the above-named **Paul David Roy a/k/a Paul D. Roy a/k/a Paul Roy**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Print Name: _____

My Commission Expires _____

Barbara T. Girardin
 Notary Public, State of Maine
 My Commission Expires May 11, 2021

⑨ The Bell Form

EXHIBIT A**PARCEL ONE:****7 & 11 White Rice Lane**

All that certain lot or parcel of land, together with the buildings and improvements erected thereon, located on the northerly side of Western Avenue, so-called, lying and being in the City of Augusta, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning on the northerly side of said Western Avenue at an iron pin set at the southwest corner of a certain lot or parcel of land conveyed to James E. Lapham et al. under and by virtue of a certain Warranty Deed in joint tenancy from Harry A. Partridge et al. dated October 23, 1961 and recorded in the Kennebec County Registry of Deeds in Deed Book 1243, Page 397; thence N 43° - 24' W and along the northerly line of said Western Avenue, a distance of thirty-two and five tenths feet (32.5'); thence in a southwesterly direction and nearly perpendicular to the previous course and along the northerly line of said Western Avenue, a distance of five and no tenths feet (5.0'); thence N 43° - 24' W and along the northerly line of said Western Avenue, a distance of three and seven tenths feet (3.7') to an iron pin set; thence N 47° - 54' E and along remaining land now or formerly of said Roland M. Smith, a distance of ninety-seven and no tenths feet (97.0') to an iron pin set; thence N 42° - 48' E and along remaining land now or formerly of Roland M. Smith herein, a distance of thirty-seven and seven tenths feet (37.7') to a iron pin; thence N 23° - 10' E and along remaining land now or formerly of Roland M. Smith a distance of fifty-five and nine-tenths feet (55.9') to an iron pin set; thence N 50° - 32' W and along remaining land now or formerly of Roland M. Smith a distance of thirty and one tenths feet (30.1') to an iron pin set; thence N 60° - 02' E and along land devised to Alpha M. Rice under and by virtue of the Last Will and Testament of Samuel White, an Abstract of said Will being recorded as aforesaid in Book 758, at Page 436, a distance of seventy-eight and three tenths feet (78.3') feet to an iron pin set; thence N 34° - 24' W and along said land as devised to the said Alpha M. Rice under and by virtue of the Last Will and Testament of the said Samuel White and the abandoned Androscoggin & Kennebec Railroad Company, a distance of two hundred forty-eight and no tenths feet (248.0') to a granite monument found; thence N 29° - 08' E and along land now or formerly owned by Children Future Enterprises, a distance of one hundred seventy-six and four tenths feet (176.4') to an iron pin found; thence S 61° - 44' E and along a stone wall and a certain lot or parcel of land conveyed by Edward S. Colson to himself and Leda D. Colson, husband and wife, under and by virtue of a certain Warranty Deed dated February 17, 1959 and recorded as aforesaid in Deed Book 1146, at Page 60, a distance of one hundred seventy-five and five tenths feet (175.5') to an iron pin found; thence S 60° - 56' E and along the remains of a certain stone wall and land as conveyed by the said Edward S. Colson to himself and the said Leda D. Colson under and by virtue of said Warranty Deed in joint tenancy dated February 17, 1959 and recorded as aforesaid, a distance of two hundred and nine tenths feet (200.9') to an iron pin set; thence S 2° - 50' E and along land of the Maine Turnpike Authority, a distance of one hundred nineteen and two tenths feet (119.2') to an iron pin set; thence S 47° - 52' W and along land now or formerly of the Sun Oil Company, a distance of three hundred ten and one tenths feet (310.1') to an iron pin set; thence N 43° - 24' W and along land now or formerly of the said James E. Lapham et al., a distance of seventy-five and no tenths feet (75.0') to an iron pin set; thence S 45° - 54' W and

along land of the said James E. Lapham et al., a distance of one hundred eighty-eight and five tenths feet (188.5) and to the point or place of beginning.

Meaning and intending to convey a lot or parcel of land containing 2.8 acres and as shown and delineated on a certain Plan of Survey entitled "Property of Roland Smith in the Town of Augusta – Kennebec County" and prepared by Edward S. Coffin, State of Maine Registered Land Surveyor, Registration Number 66, dated September, 1978, and revised October, 1978 recorded in the Kennebec County Registry of Deeds.

Being a portion of the premises conveyed to Roland M. Smith and Helen A. Smith, his wife, under and by virtue of a certain Warranty Deed in joint tenancy from the said Alpha M. Rice dated June 16, 1959 and recorded in the Kennebec County Registry of Deeds in Deed Book 1155, at Page 372; the said Helen A. Smith having died on November 22, 1977 and whose Last Will and Testament has been duly filed in the Kennebec County Probate Court and reference can also be made to a certain Certificate of Discharge of Inheritance Tax Lien recorded as aforesaid on February 9, 1978 in Book 2079, at Page 298.

RESERVING, however unto the said Roland M. Smith, his heirs and assigns, the right, liberty and privilege of using, maintaining, repairing, relocating, reconstructing, renewing and removing the existing sewer and water lines and appurtenant facilities pertaining thereto and extending over, across, and under the premises herein before described TOGETHER with the further right, liberty and privilege of entering upon the said land at all times for the purposes as aforesaid.

Subject, however, to: (1) terms and provisions of a certain Deed of Easement as granted by the said Roland M. Smith and Helen A. Smith to Augusta Sanitary District dated October 1, 1964 and recorded as aforesaid in Book 1364, at Page 181; (2) terms, conditions and provisions as included in a certain Notice of Layout and Taking by the State of Maine acting by and through its State Highway Commission and now known as the Department of Transportation dated October 12, 1966 and recorded as aforesaid in Book 1429, Page 433; (3) terms and provisions of a certain Deed of Easement from Smith to Central Maine Power Company dated November 30, 1966 and recorded as aforesaid in Book 1433, at Page 151; (4) terms and provisions of a certain Deed of Easement from the said Roland M. Smith herein to Central Maine Power Company and New England Telephone & Telegraph Company dated April 30, 1976 and recorded as aforesaid in Book 1916, at Page 278; (5) the use and occupation of a certain right of way by the said Augusta Sanitary District which extends over, across and under the premises hereinbefore described; and (6) rights, if any, of the said Androscoggin & Kennebec Railroad Company to use a portion of the said premises for railroad purposes.

Being the same premises conveyed to Paul David Roy and Jan Smith Roy by Warranty Deed of Roland M. Smith dated January 25, 1980 recorded in the Kennebec County Registry of Deeds at Book 2270, Page 311. Jan Smith Roy died on August 17, 2008 leaving Paul David Roy as the sole surviving joint tenant.

PARCEL TWO:**4 White Rice Lane**

A lot or parcel of land, together with the buildings thereon situated in Augusta on the northeasterly side of Western Avenue, bounded and described as follows:

Beginning at an iron pin set on the northeasterly right of way line of Western Avenue at the southeast corner of land now or formerly of Forrest H. Rice (deed reference Book 758, Page 436); thence North 60° 02' East a distance of 187.2 feet to an iron pin set; thence South 50° 32' East along the line of other land now or formerly of Paul D. Roy and Jan S. Roy herein (deed reference Book 2270, Page 311) a distance of 30.1 feet to an iron pin set; thence South 23° 10' West along said other land now or formerly of Paul D. Roy and Jan S. Roy a distance of 55.9 feet to an iron pin set; thence South 42° 48' West along said other land now or formerly of Paul D. Roy and Jan S. Roy a distance of 37.7 feet to an iron pin set; thence South 47° 54' West a distance of 97.0 feet to an iron pin set in the northerly right of way of said road; thence North 43° 24' West along the northerly right of way line of said road a distance of 95.9 feet to the point of beginning.

Meaning and tending to convey Lot 2 containing 0.3 acres as shown and delineated on a plan entitled "Property of Roland Smith in the Town of Augusta" by Coffin Engineering dated September 1978 revised October 1978 recorded in the Kennebec Registry of Deeds.

Being a portion of the premises conveyed to Roland W. Smith and Helen A. Smith under and by virtue of a certain Warranty Deed in joint tenancy from Alpha M. Rice dated June 16, 1959 and recorded in the Kennebec Registry of Deeds in Book 1155, Page 372. The said Helen A. Smith having died on November 22, 1977 and whose Last Will and Testament has been duly filed in the Kennebec County Probate Court and reference can also be made to a certain Certificate of Discharge of Inheritance Tax Lien recorded on February 9, 1978 recorded in the said Registry of Deeds at Book 2079, Page 298.

Being the same premises conveyed to Paul D. Roy and Jan S. Roy by Warranty Deed of Roland Smith dated August 1, 1982 and recorded in the said Registry of Deeds at Book 2495, Page 148. Jan Smith Roy died on August 17, 2008 leaving Paul David Roy as the sole surviving joint tenant.

Parcel One and Parcel Two are conveyed subject to the following:

1. Easement from Roland M. Smith and Helen A. Smith to Augusta Sanitary District dated October 1, 1964 and recorded in the said Registry of Deeds at Book 1364, Page 181, as modified by easement deed from Paul David Roy to the Greater Augusta Utility District dated July 30, 2012 and recorded in Book 11129, Page 105.

2. Utility easement from Roland M. Smith to Central Maine Power Company dated November 30, 1966 and recorded in the said Registry of Deeds at Book 1433, Page 151.

3. Utility easement from Roland M. Smith to Central Maine Power Company and New England Telephone and Telegraph Company dated April 30, 1976 and recorded in the said Registry of Deeds at Book 1916, Page 278.

4. Notice of Layout and Taking by State of Maine Department of Transportation dated October 12, 1966 recorded in the said Registry of Deeds at Book 1429, Page 433.

5. Rights, if any, of the Androscoggin & Kennebec Railroad Company to use a portion of the premises for railroad purposes as excepted in deed from Roland M. Smith to Paul David Roy and Jan Smith Roy dated January 25, 1980 and recorded in the said Registry of Deeds at Book 2270, Page 311.

6. Rights of the Augusta Sanitary District to use a portion of the premises as excepted in deed from Roland M. Smith to Paul David Roy and Jan Smith Roy dated January 25, 1980 and recorded in the Said Registry of Deeds at Book 2270, Page 311, and referenced on Plan entitled "Property of Roland Smith in the Town of Augusta, Kennebec County" dated September, 1978 recorded in the said Registry of Deeds at Plan E-80013.

7. Sewer and water line rights reserved by Roland M. Smith in Deed to Paul David Roy and Jan Smith Roy dated January 25, 1980, recorded in the said Registry of Deeds at Book 2270, Page 311.

8. Outconveyance by Paul David Roy and Jan Smith Roy to the State of Maine dated February 3, 1984 and recorded in the said Registry of Deeds at Book 2652, Page 321.

9. Such state of facts, including but not limited to the notes, as set forth on a plan entitled "Property of Roland Smith in the Town of Augusta, Kennebec County" dated September, 1978, and recorded at Plan E80013.

PARCEL THREE:

Western Avenue Rear

A certain lot or parcel of land situated in Augusta, in Kennebec County, State of Maine, bounded and described as follows:

Beginning at an existing 1 inch iron pipe set in the ground at the Northerly corner of land now or formerly owned by Norman G. Gallant and Catherine A. Gallant as described in a deed recorded in the Kennebec County Registry of Deeds in Book 1483, Page 753; thence

1. North forty-three degrees thirty-four minutes twenty-six seconds East (N 43 ° 34' 26" E) along a line, which is the prolongation of the Northwesterly line of said Gallant's land, a distance of one hundred twenty and forty-one hundredths (120.41) feet to a point in the Southwesterly line of land now or formerly owned by Edward S. Colson and Leta D. Colson as described in a deed recorded in said Registry of Deeds in Book 1146, Page 60; thence

2. South fifty-nine degrees eight minutes no seconds East (S 59° 08' 00" E) along the Southwesterly line of said Colson's land and along a stone wall, a distance of ninety-three and thirteen hundredths (93.13) feet to an existing 1 inch iron pipe set in the ground at the Northerly corner of land now or formerly owned by Paul David Roy and Jan Smith Roy as described in a deed recorded in said Registry in Book 2270, Page 311; thence

3. South thirty degrees fifty-five minutes thirty-two seconds West (S 30° 55' 32" W) along the Northwesterly line of said Roy's land, a distance of one hundred seventy-six and fifty-two hundredths (176.52) feet to an existing 1 inch iron pipe set in the ground at the Westerly corner of said Roy's land and at the northerly corner of land now or formerly owned by Forrest H. Rice and Aphia M. Rice as described in a deed recorded in said Registry of Deeds at Book 2195, Page 194, also at the Easterly corner of said Gallant's land; thence

4. North thirty-two degrees forty-nine minutes twenty-six seconds West (N 32° 49' 26" W) along the Northeasterly line of said Gallant's land, a distance of one hundred thirty-three and twenty-four hundredths (133.24) feet to the point of beginning.

Containing 16,016.53 sq. ft.

Bearings are magnetic February, 1987.

Excepting and reserving to Super 8 Motel and Children's Future Enterprises, its successors and assigns, an easement to drain surface waters across the parcel conveyed.

Being a portion of the land conveyed to Children's Future Enterprises by Wells Fargo Bank by deed dated February 24, 1977 and recorded in the said Registry of Deeds at Book 1979, Page 19.

Parcel Three being the same premises conveyed by Warranty Deed of Children's Future Enterprises to Paul D. Roy dated October 5, 1987 recorded in the said Registry of Deeds at Book 3253, Page 202.

Parcel Three is conveyed subject to the following:

1. Utility Easement from Clarence D. Barker to Central Maine Power Company dated November 9, 1954 and recorded in the said Registry of Deeds at Book 984, Page 229.

2. Drainage easement excepted and reserved in a deed from Children's Future Enterprises to Paul D. Roy dated October 5, 1987 recorded in the said Registry of Deeds at Book 3253, Page 202.

PARCEL FOUR:

186 Old Winthrop Road

A. A certain lot or parcel of land, with the buildings thereon, situate in said Augusta, in the County of Kennebec, and State of Maine, bounded and described as follows: Commencing at a stake in the southerly side of the old road leading from Augusta to Winthrop one hundred fifty (150) feet, more or less, northerly from the intersection of said road and the cross road leading from Coombs Mills to Hallowell; thence westerly on said first mentioned road three hundred (300) feet to a stake; thence southerly to a stake; thence easterly to a stake; thence northerly to the point of beginning; said premises being bounded on the east, south and west by land now or formerly of Adeline M. G. Creasy.

B. A certain lot or parcel of land, with the buildings thereon, situate in said Augusta, on the west side of the Kennebec River, and at the southwest corner of lot number eight, and bounded northerly by the old road leading from Augusta to Winthrop; easterly by the cross road leading from Coombs Mill to Hallowell; southerly by land formerly of Charles I. Manuel, and the widow of John Philbrick; and westerly by the rangeway between the second and third mile from the river, containing eight acres, more or less.

Excepting and reserving therefrom is a Right of Way conveyed to the Augusta Sanitary District recorded at Kennebec County Registry of Deeds in Book 1364, Page 180 and also excepting and reserving therefrom is a Right of Way conveyed to the Augusta Sanitary District recorded in the Kennebec County Registry of Deeds at Book 1784, Page 127.

Meaning and intending to convey the same premises conveyed to David L. Wheelock, Patricia Havey, Sandra Crockett, Robert Wheelock and Vance Wheelock by Robert Wheelock, Personal Representative of the Estate of Leta D. Colson, by Deed of Distribution recorded in said Registry of Deeds on August 16, 1994 in Book 4748, Page 109.

Parcel Four being the same premises conveyed by Warranty Deed of David L. Wheelock, Patricia Havey, Sandra Crockett, Robert Wheelock and Vance Wheelock to Paul D. Roy and Jan S. Roy dated August 26, 1994 recorded in the Kennebec County Registry of Deeds at Book 4756, Page 327. Jan Smith Roy died on August 17, 2008 leaving Paul David Roy as the sole surviving joint tenant.

Parcel Four is conveyed subject to the following:

1. Easement from Edward S. Colson and Leta D. Colson to Augusta Sanitary District dated October 5, 1964 and recorded in the said Registry of Deeds at Book 1364, Page 180 as modified by easement deed from Paul D. Roy to the Greater Augusta Utility District dated July 30, 2012 and recorded in the said Registry of Deeds at Book 11129, Page 108.

2. Easement from Leta D. Colson to Augusta Sanitary District dated August 8, 1974 and recorded in the said Registry of Deeds at Book 1784, Page 127.

PARCEL FIVE:

377 Western Avenue

A certain piece or parcel of land with buildings thereon located in Augusta, Kennebec County, Maine, known as 377 Western Avenue, bounded and described as follows:

Beginning at a stake and stone on Western Avenue at the corner of land formerly owned by Israel Lovett and now or formerly occupied by Debruis B. Whitten; thence running on Western Avenue about 90 rods to land formerly owned by Win. Chism and now or formerly by Elen C. Rockwood; thence on said Rockwood's east line about 4 rods to the old road; thence on the old road about 10 rods; then Easterly on a straight line to the road leading to Coombs Mills; thence on said road south to land formerly owned by said Israel Lovett and now or formerly occupied by said Whitten; thence south-west to the first mentioned bounds, containing 20 acres more or less. Being the same conveyed to the Hallowell Granite Company by Richard B. Hussey by deed dated May 12, 1876, together with the buildings thereon.

Excepting from this conveyance are all portions of the above-described land previously conveyed by Afphia M. Rice or her predecessors in title, including conveyances to Goodwin, Penny, Partridge, Gallant, and Smith.

Meaning and intending to convey the same premises conveyed by Norman G. Gallant and Catherine A. Gallant to Blouin Properties, LLC by deed dated August 28, 2009 and recorded in the Kennebec County Registry of Deeds in Book 10199, Page 188.

Being the same premises conveyed in a Warranty Deed from Blouin Properties, LLC to Paul Roy dated May 10, 2011 and recorded in the said Registry of Deeds at Book 10728, Page 171.

Parcel Five is conveyed subject to the following:

1. Such state of facts, including but not limited to the notes, as set forth on a plan entitled State of Maine, Department of Transportation Right of Way Map for State Highway "15" dated December, 1983 and recorded in the said Registry of Deeds as Plan D-86131.
2. Easement from Forrest H. Rice and Afphia M. Rice to Augusta Sanitary District dated December 8, 1980 and recorded in the said Registry of Deeds at Book 2346, Page 278.
3. Outconveyance from Afphia M. Rice and Forrest H. Rice to the State of Maine dated January 25, 1984 recorded in the said Registry of Deeds at Book 2651, Page 71.
4. Outconveyance from Afphia M. Rice to the Maine Turnpike Authority dated November 4, 1954 recorded in the said Registry of Deeds at Book 983, Page 46.

5. Outconveyance from Afphia M. Rice to Harry A. Partridge dated November 1, 1949 recorded in the said Registry of Deeds at Book 888, Page 368.

6. Outconveyance from Afphia M. Rice to Catherine A. Gallant dated November 20, 1968 recorded in the said Registry of Deeds at Book 1483, Page 753.

7. Outconveyance by Samuel White to John N. Penney dated April 28, 1941 recorded in the said Registry of Deeds at Book 779, Page 87.

8. Outconveyance by Samuel White to Nelson A. Goodwin dated July 1, 1939 recorded in the said Registry of Deeds at Book 752, Page 183.

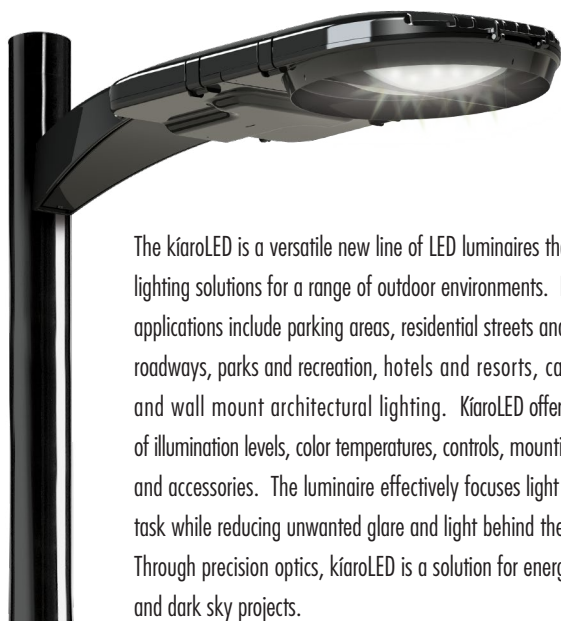
9. Outconveyance by Affie M. Rice to Annette P. Small dated December 4, 1948 recorded in the said Registry of Deeds at Book 880, Page 373.

10. Outconveyance by Afphia M. Rice to Roland M. Smith and Helen A. Smith dated June 16, 1959 recorded in the said Registry of Deeds at Book 1155, Page 372.



**EYE LIGHTING
INTERNATIONAL**

KiaroLED®
street & area by EYE Lighting



The KiaroLED is a versatile new line of LED luminaires that provide lighting solutions for a range of outdoor environments. Ideal applications include parking areas, residential streets and public roadways, parks and recreation, hotels and resorts, campuses, and wall mount architectural lighting. KiaroLED offers a variety of illumination levels, color temperatures, controls, mounting options and accessories. The luminaire effectively focuses light onto the task while reducing unwanted glare and light behind the pole. Through precision optics, KiaroLED is a solution for energy saving and dark sky projects.

Project:

Catalog #:

Date:

Prepared by:

Notes:

Approval Signature:

SPECIFICATION FEATURES

Construction

Die-cast aluminum construction provides both durability and superior heat management to the luminaire. The custom built housing manages the heat of the LED array through external cooling fins integrated strategically above each diode. Tool-less entry for easy installation and field maintenance. IP66 sealed construction for the entire luminaire provides protection for the electrical and optical chambers withstanding harsh outdoor environments and routine maintenance and cleaning. The chambers are completely sealed protecting it from the intrusion of water, insects and dust. Silicon gaskets and UV stabilized acrylic lens ensures long life and consistent performance over time.

Mounting

Multiple mounting options are available providing a solution for most applications. Internal mount accepts 1-3/4" to 2-3/8" O.D. mounting end and a 2-bolt clamping mechanism secures arm to luminaire. Cast-in leveling guides provide 2.5° step increments for +/-5° vertical leveling adjustment. Arm mount assemblies are also available for mounting to facades or poles. Easy quick connects and disconnects, captured screws, wire strain relief, and tool-less entry for ease of maintenance and installation are standard factory-installed KiaroLED features.

Optics

Optical distribution patterns, lumen levels, and color temperatures are interchangeable and easily replaceable. Exclusive KiaroLED optical assembly contains captured stainless steel screws and quick disconnects for ease of field installation and maintenance. The luminaire provides IES Type II, Type III, Type IV, and Type V distribution patterns.

Finish

The KiaroLED has an enduring powder-coated finish that provides both ultraviolet and anti-chip protection. Available in multiple RAL colors, this finish is sure to maintain its aesthetics for years to come.

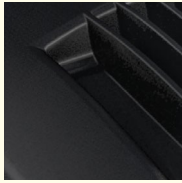
Reliability

EYE Lighting is addressing system reliability with a variety of features and options. The aluminum printed circuit board transfers heat from the LED packages to the custom-designed, die-cast housing. The thermal protection control feature monitors the circuit board temperature and the minimized number of critical components prevents additional opportunities for premature failure.

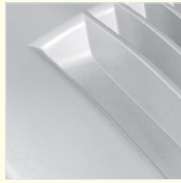
Electrical

Separate Electrical and Optical chambers protect components from over-heating and maintains operating efficiency. The LED driver mounts to the die-cast aluminum housing for optimal heat management. A replaceable surge protector is built to withstand 10kV of transient line surge. KiaroLED is rated for 60,000 hours of operation and is suitable in -35°C to 50°C ambient conditions.

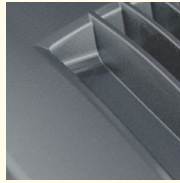
FINISHES



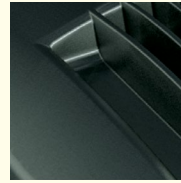
Black
RAL9005



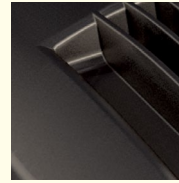
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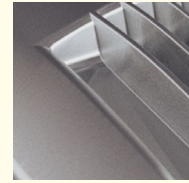
Gray
RAL7000



Charcoal
RAL7043

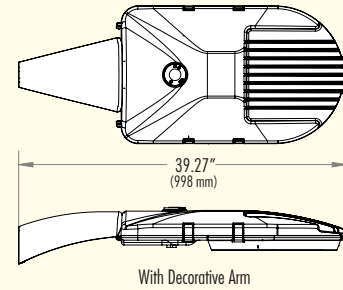
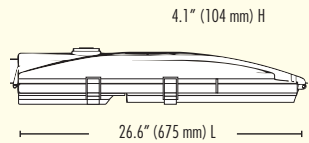
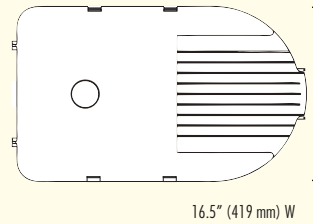


Dark Bronze
RAL8019

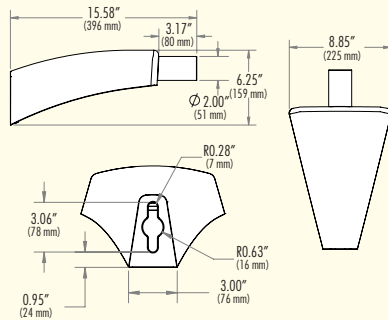


Silver
RAL9006

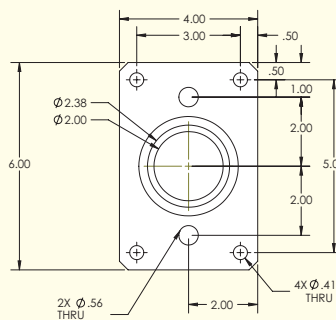
DIMENSIONS



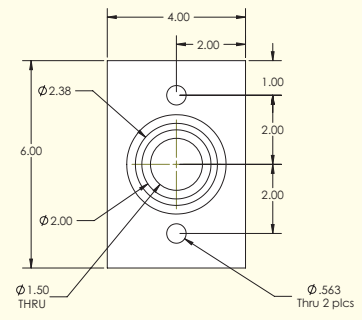
DRILL PATTERNS



KDAS



MAPWM1



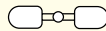
MARPC1

MOUNTING CONFIGURATION OPTIONS

ROUND 2 3/8\" O.D.



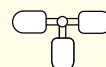
**Single Arm
Tenon Adapter**



**(2) at 180°
Tenon Adapter**



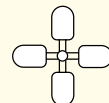
**(2) at 90°
Tenon Adapter**



**(3) at 90°
Tenon Adapter**



**(3) at 120°
Tenon Adapter**

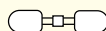


**(4) at 90°
Tenon Adapter**

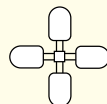
SQUARE 2 3/8\" O.D.



**Single Arm
Tenon Adapter**



**(2) at 180°
Tenon Adapter**



**(4) at 90°
Tenon Adapter**

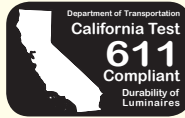
ENGINEERING EXCELLENCE



Electrical + Optical Chambers



Bridges + Overpasses



* Consult factory for recognized products



Check the latest update at
www.DesignLights.org for
listed product catalog numbers.
Not all versions are listed.

CERTIFICATION LISTINGS

ISO 9001:2008 Certified

Manufacturing & Business Processes

ISO 14001:2004 Certified

Environment Regulatory Requirements

OHSAS 18001:2007 Certified

Health & Safety Requirements

ELECTRICAL CHARACTERISTICS

.90 Power Factor

<20% Total Harmonic Distortion

-35°C to 50°C Ambient Operating Conditions

* Consult factory for additional ambient conditions.

EPA

CALCULATED EFFECTIVE PROJECTED AREA (SQ. FT.)

Luminaire: .88 ft²

SHIPPING INFO

APPROXIMATE NET WEIGHT

Luminaire: 27 lbs

WATTAGE SUMMARY

LUMEN LEVEL	NOMINAL WATTAGE	LUMEN LEVEL	NOMINAL WATTAGE
L3	56	L6	80
L4	62	L7	90

- LED wattage may vary 20% due to LED manufacturer forward voltage specification
- Reference photometric data sheet for lumen levels based on color temperature

AMBIENT DATA

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
15°C	1.02
25°C	1.00
40°C	.97

- The values are calculated assuming a 30°C temperature rise over ambient due to the LEDs

LUMEN MAINTENANCE (LED L₇₀)

LUMEN LEVEL	25°C AMBIENT	40°C AMBIENT
L3	165,000 hours	157,000 hours
L4	162,000 hours	113,000 hours
L6	160,000 hours	87,000 hours
L7	148,000 hours	59,000 hours

- Other modes of failure could occur after the 60,000 hour period
- Reference photometric data sheet for lumen levels based on color temperature and distribution type

ORDERING

SAMPLE NUMBER: A-L330-27-UY-HT-RE1PNS

SERIES	LED	OPTICS	COLOR RENDERING	DRIVER	LENS	HOUSING	ELECTRONICS	OPTIONS (FACTORY INSTALLED)					
kiaorLED	Initial Absolute Lumens	CCT (Color)	Type	CRI	Voltage	Material	Finish	Structural Options	Photocell	Wiring	Control Option	Control Option	Control Option
A	—		—	7	—	Y	—	T	—				
A Street/Area	L3 ¹ L4 ¹ L6 ¹ L7 ¹	30 3000K 45 4500K 57 5700K 65 6500K	2 II 3 III 4 IV 5 V	7 70 Typical CRI	U 120V - 277V H ² 480V / 347V	Y Acrylic	G Gray H Charcoal K Black N Dark Bronze S Silver W White Q ³ Custom	T Tool-less Entry	R Internal NEMA Photocell Receptacle V No Photocell	E1 E2 E3 E4	P Thermal Protection Control	N ⁴ Late-Night Dimming & Motion Sensing	S Auto Shut-Off at End-of-Life
											WIRING OPTIONS		
											E1	Commercial Terminal Block #12 AWG	
											E2	Wire leads with Weatherproof Connectors	
											E3	Utility Terminal Block, Mount Compartment, #10 - #6 AWG	
											E4	Utility Terminal Block, Electrical Compartment, #10 - #6 AWG	

¹ Reference photometric data sheet for lumen levels based on color temperature

² 480V / 347V steps down to 277V / 200V

³ Consult factory when ordering custom finishes

⁴ Motion Sensing available in 480V / 347V through addition of mounting arm accessory

¹ Reference photometric data sheet for lumen levels based on color temperature

² 480V / 347V steps down to 277V / 200V

³ Consult factory when ordering custom finishes

⁴ Motion Sensing available in 480V / 347V through addition of mounting arm accessory

ACCESSORIES

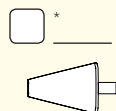
Accessories are ordered and priced separately.
Place quantities next to the items you wish to order.

* Indicate finish: Black (K), White (W), Gray (G), Charcoal (H), Dark Bronze (N), Custom (Q)

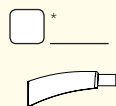
** Consult factory when ordering custom finishes

(1) Decorative Arm requires E2 wiring option

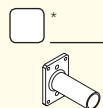
(2) Consult factory for round pole mounting compatibility



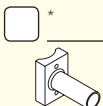
KDAS⁽¹⁾
Decorative Arm
2" O.D.
(Square Pole)



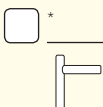
KDAR^{(1) (2)}
Decorative Arm
2" O.D.
(Round Pole)



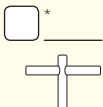
MAPWM1
Arm Mount Assembly
2-3/8" O.D.
(Square Pole or Wall Mount)



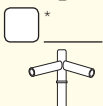
MARPC1
Arm Mount Assembly Coped
2-3/8" O.D.
(Round Pole)



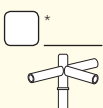
VSR100
Single Arm
Tenon Adapter for
2-3/8" O.D. (ROUND)



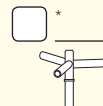
VSR218
(2) at 180°
Tenon Adapter for
2-3/8" O.D. (ROUND)



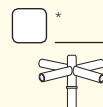
VSR290
(2) at 90°
Tenon Adapter for 2-3/8" O.D.
(ROUND)



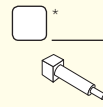
VSR390
(3) at 90°
Tenon Adapter for 2-3/8" O.D.
(ROUND)



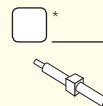
VSR312
(3) at 120°
Tenon Adapter for
2-3/8" O.D. (ROUND)



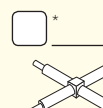
VSR490
(4) at 90°
Tenon Adapter for
2-3/8" O.D. (ROUND)



VSS100
Single Arm
Tenon Adapter for
2-3/8" O.D. (SQUARE)



VSS218
(2) at 180°
Tenon Adapter for
2-3/8" O.D. (SQUARE)



VSS490
(4) at 90°
Tenon Adapter for
2-3/8" O.D. (SQUARE)



CMR100
10kV Circuit Module Replacement



PC1000
Twistlock NEMA Photocontrol
Multi-Tap (120V-277V)



SC1000
Shorting Cap

- Results may vary from test due to power, ambient conditions and individual component performance variations
- Data is provided to estimate typical performance
- Engineering estimates and data based on initial absolute lumens

- Lumen output may vary 10% due to LED manufacturer flux specification
- Predicted performance calculated from LED manufacturer data and engineering estimates based on test methodologies of IESNA LM-80, LM-79 and TM-21
- L70 Hours is the predicted time when LED performance depreciates to 70% of initial lumen output

- EYE Lighting reserves the right to change materials or modify the design of its product without notification
- Consult factory for lead-time and availability
- Patents Pending

EYE Lighting International of North America, Inc.

a division of Iwasaki Electric of Japan

9150 Hendricks Road
Mentor, Ohio 44060

Tel: (888) 665-2677
Fax: (440) 350-7001

EYE.LED@eyelighting.com
www.eyelighting.com/LED



ROBERT C. GREGOIRE
Police Chief

AUGUSTA POLICE DEPARTMENT

33 Union Street
Augusta, Maine
04330



JARED J. MILLS
Deputy Chief

October 6, 2014

James E. Coffin, P.E.
Vice President
E.S. Coffin Engineering & Surveying, Inc.
P.O. Box 4687, 432 Cony Road
Augusta, Maine 04330

Dear Mr. Coffin:

I have reviewed the proposal for the erection of a four-story hotel with 137 parking spaces on lots 13, 17B, 20, 21 & 21A.

The Augusta Police Department has no concerns or issues with the proposal.

Sincerely,

Deputy Chief Jared Mills
Augusta Police Department



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

October 6, 2014

James Coffin
E. S. Coffin Engineering-Surveying
432 Cony Road
Augusta, ME 04330

Re: Rare and exemplary botanical features in proximity to: Augustres LLC., four-story hotel,
Augusta, Maine

Dear Mr. Coffin:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received October 3, 2014 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Don Cameron
Ecologist
Maine Natural Areas Program
207-287-8041
don.s.cameron@maine.gov

Rare & Exemplary Botanical Features within 4 miles of

Project: Augustres LLC. four-story hotel, Augusta, Maine

Scientific Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Allium canadense	SC	S2	G5	2002	18	Forested wetland
Bidens eatonii	SC	S2	G2G3	2013-10-04	29	Tidal wetland (non-forested, wetland)
Bidens hyperborea	SC	S3	G4	2013-10-04	30	Tidal wetland (non-forested, wetland)
Cyperus squarrosus	SC	S2	G5	2012-09-28	11	Non-tidal rivershore (non-forested, seasonally wet)
Cypripedium reginae	T	S3	G4	1874-07-04	36	Forested wetland
Eriocaulon parkeri	SC	S3	G3	2013-10-04	16	Tidal wetland (non-forested, wetland)
Freshwater tidal marsh	<null >	S2	G4?	2013-09-10	16	Tidal wetland (non-forested, wetland)
Galearis spectabilis	E	S1	G5	1941	15	Hardwood to mixed forest (forest, upland)
Lonicera dioica	E	S2	G5	1975-pre	1	Dry barrens (partly forested, upland)
Malaxis monophyllos	E	S1	G5	1878-06	15	Forested wetland
Panax quinquefolius	E	S3	G3G4	1907-07-28	18	Hardwood to mixed forest (forest, upland)
Phegopteris hexagonoptera	SC	S2	G5	1897-08-30	9	Hardwood to mixed forest (forest, upland)

Project: Augustres LLC. four-story hotel, Augusta, Maine

Scientific Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Phegopteris hexagonoptera	SC	S2	G5	1895-08-17	12	Hardwood to mixed forest (forest, upland)
Sagittaria filiformis	SC	S2	G4G5	1999-08-21	3	<null>
Sagittaria rigida	T	S2	G5	2011-09-27	11	Tidal wetland (non-forested, wetland)
Sagittaria rigida	T	S2	G5	2002-08-03	12	Tidal wetland (non-forested, wetland)
Salix interior	E	S1	G5	2012-09-28	4	Non-tidal rivershore (non-forested, seasonally wet)
Sorghastrum nutans	E	S1	G5	1933-07-12	9	Non-tidal rivershore (non-forested, seasonally wet)
Zosterella dubia	SC	S3	G5	1999-08-21	8	Open water (non-forested, wetland)

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>



City of Augusta, Maine
Department of Public Works

October 3, 2014

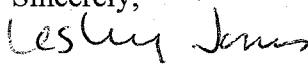
James Coffin, P. E.
E. S. Coffin Engineering & Surveying, Inc.
P.O. Box 4687
432 Cony Road
Augusta, ME 04330

RE: Augustres LLC.
377 Western Avenue
Augusta, Maine
Tax Map 83 Lots 13, 17B, 20, 21 & 21A

Dear Jim,

This is in response to your request for information for solid waste disposal capacity for the proposed four story hotel to be located on Western Avenue in Augusta, Maine.

The City of Augusta owns and operates the Hatch Hill Solid Waste Facility located on South Belfast Avenue. This is a regional facility that serves Augusta and eight surrounding communities. Approximately 28,000 tons of material are received and either landfilled or recycled annually. In 2001 the City started placing waste in Expansion III, which has an estimated remaining life of 15 years based on current waste volumes. Sufficient capacity is available in Expansion III to accommodate the waste that will be generated from this new hotel. If you have any questions or need more information, please feel free to contact me at 626-2435.

Sincerely,

Lesley Jones, P. E.
Director of Public Works

Physical Address:
Augusta Public Works
55 North Street, Augusta, ME 04330

Mailing Address:
Augusta Public Works
16 Cony Street, Augusta, ME 04330-5298

Tel (207) 626-2435 Fax (207) 626-2437 TDD (207) 626-2370

STORMWATER QUANTITY

A. Modeling assumptions:

The "Hydro Cad" computer program was used to determine the peak storm water runoff for the pre- and post-development conditions. Hydro Cad is a storm water modeling system, which utilizes the TR-20 method developed by the Soil Conservation Service (SCS).

The design assumptions used for this project are:

Design storm: 24 hour, Type III rainfall distribution.

Rainfall: 24-hour precipitation values from U.S. Weather Bureau Technical Release No. 40:

2 year storm = 3.0 inches

10 year storm = 4.4 inches

25 year storm = 5.1 inches

Site-specific parameters for the project are listed on the next page:

Soils: Soils information to determine the hydrologic soil group for the site, are derived from the Soil Survey of Kennebec County by the United States Department of Agriculture Soil Conservation Service. The soils and hydrologic group are listed below:

<u>Soil Classification</u>	<u>Hydrologic Group</u>
<i>Buxton (BuC2)</i>	"C"
<i>Paxton Charlton (PeB)</i>	"C"

Ground Cover:

Pre- & Post Development: The watershed ground cover is modeled as impervious, woods, meadow and lawn.

Pre-project analysis: Three sub areas are utilized and are depicted the plan labeled "PRE".

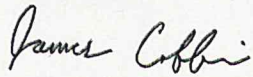
Post-project analysis: Twelve sub areas are analyzed in the post-development condition, which is shown on the plan entitled "POST". Summary tables showing the input values and resulting peak flows for sub areas and the filter pond are also included at the end of the report.

A study point (SP) is utilized as a point to compare the flows from the pre- and post-development condition. The filter pond provides the necessary stormwater detention to reduce peak development flows to below the pre-development flows. The pre- and post-development results for runoff are compared on the next page:

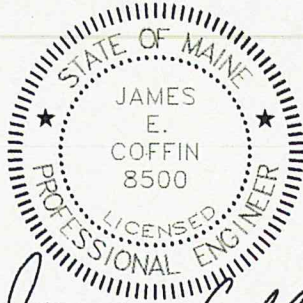
<u>STUDY POINT (SP)</u>			
<u>Event</u>	<u>PRE-DEV.</u>	<u>POST DEV.</u>	<u>Difference</u>
2-year	3.41 cfs	0.68 cfs	- 2.73 cfs
10-year	6.83 cfs	1.71 cfs	- 5.12 cfs
25-year	8.65 cfs	2.73 cfs	- 5.92 cfs

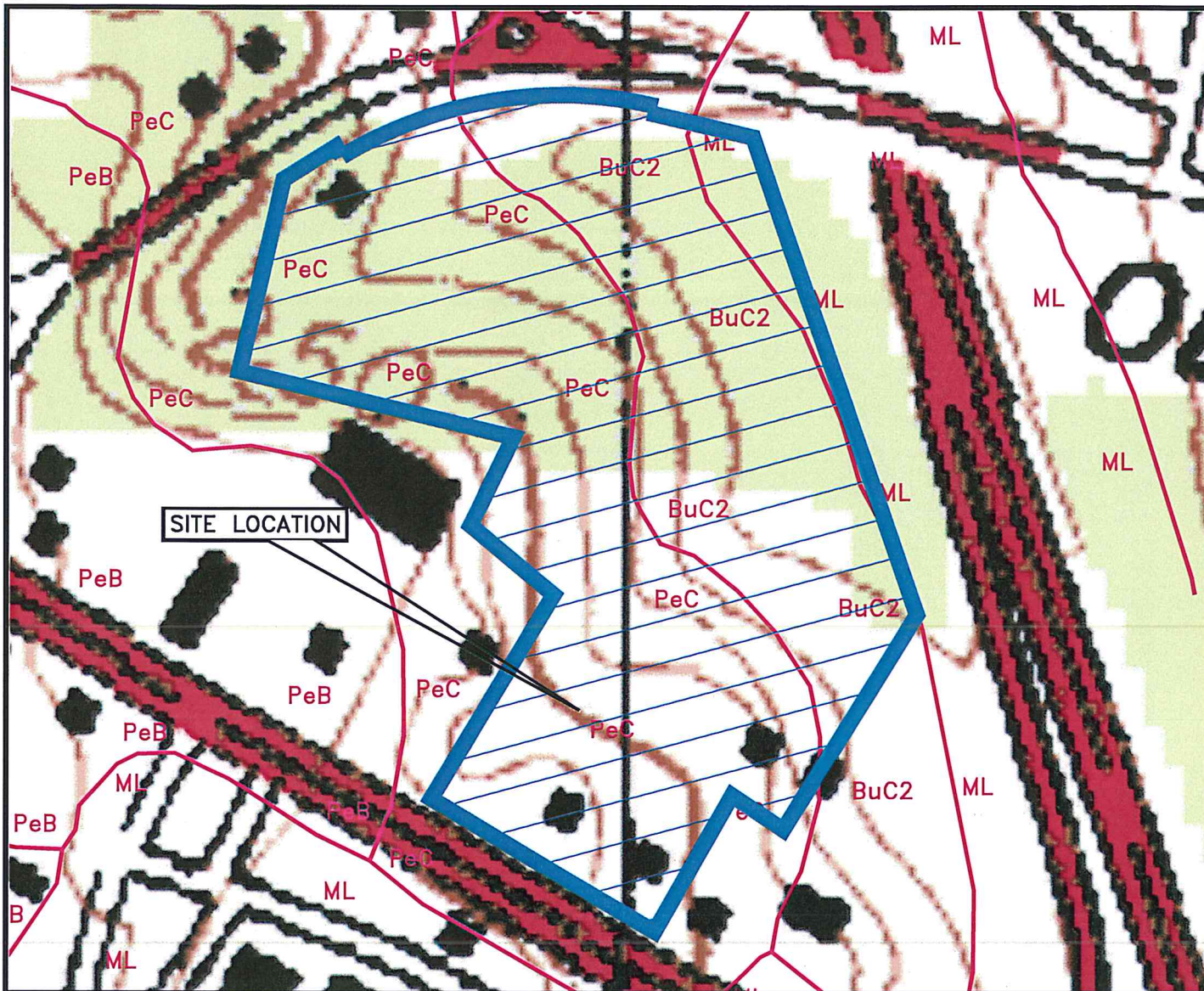
By comparing the study point node labeled SP the results show that the pre-development flows exceed post-development flows in regard to the 2-, 10- and 25-year peak storm events. Therefore the project complies with the flood standard as well as the qualitative standard for DEP.

Respectfully Submitted,



James E. Coffin, PE





SOILS FOUND ON-SITE

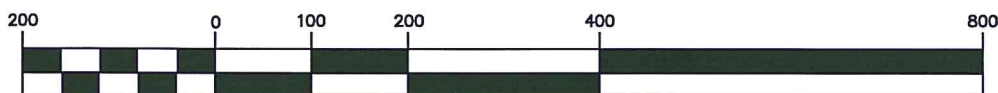
CLASSIFICATION	NAME / DESCRIPTION
BuC2 (C)	BUXTON SILT LOAM, 8% TO 15% SLOPES, ERODED
ML	MADE LAND
PeB (C)	PAXTON-CHARLTON VERY STONY FINE SANDY LOAMS, 3% TO 8% SLOPES

INFORMATION REFERENCED FROM U.S. DEPT. OF AGRICULTURE S.C.S.
"SOIL SURVEY OF KENNEBEC COUNTY OF MAINE" MAP 52.

SOILS MAP

SCALE: 1"=200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CUSTOMER/PROJECT:

AUGUSTRES, LLC

LOCATION: 377 WESTERN AVENUE

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE



SHEET TITLE:

SOILS MAP

SCALE: 1" = 200'

DATE: OCTOBER 10, 2014

PROJ. NO. 2014-097

SOILS

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

October 10, 2014

Mr. Lionel Cayer
City Engineer
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: AugustRes LLC.
377 Western Avenue
Traffic Impact

Dear Lionel,

Augustres LLC., herein called the applicant, has purchased five parcels of land identified as lots 13, 17B, 20, 21 & 21A on tax map 83 in the City of Augusta tax maps. The parcels are located on the north side of Western Avenue. The applicant is proposing to erect a 120 room four-story hotel (25,580 sf footprint) with 137 parking spaces. A Site Plan (C-1) has been provided for your use.

Hotels are described as places of lodging that provide sleeping accommodations and supporting facilities such as meeting or banquet rooms or convention facilities. The peak hour trips generated from the Hotel from the Institute of Transportation Engineers (ITE) Manual (8th addition) under "Hotel" results in the following:

Based on Occupied Rooms (120):

Weekday AM Peak Hour Rate = 0.64

$120 \times 0.64 = 76.8$ peak hour trips.

Weekday PM Peak Hour Rate = 0.74

$120 \times 0.74 = 88.8$ peak hour trips.

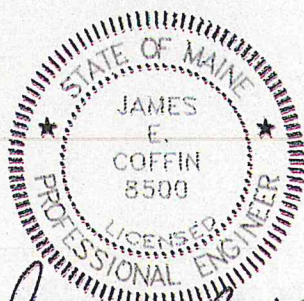
Maximum Peak Hour Trips = 88.8 (PM)

The maximum generator is during the PM peak hour (88.8 peak hour trips) for the proposed hotel. The project will not require a turning movement permit from the MDOT because it is less than the 100-trip threshold. However the project does exceed the 35-trip threshold with the City of Augusta and therefore a Traffic Impact Analysis is required. We have retained Millone and MacBroom to provide this traffic engineering service. Their report will be submitted to the City by October 17th and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE



Hotel (310)

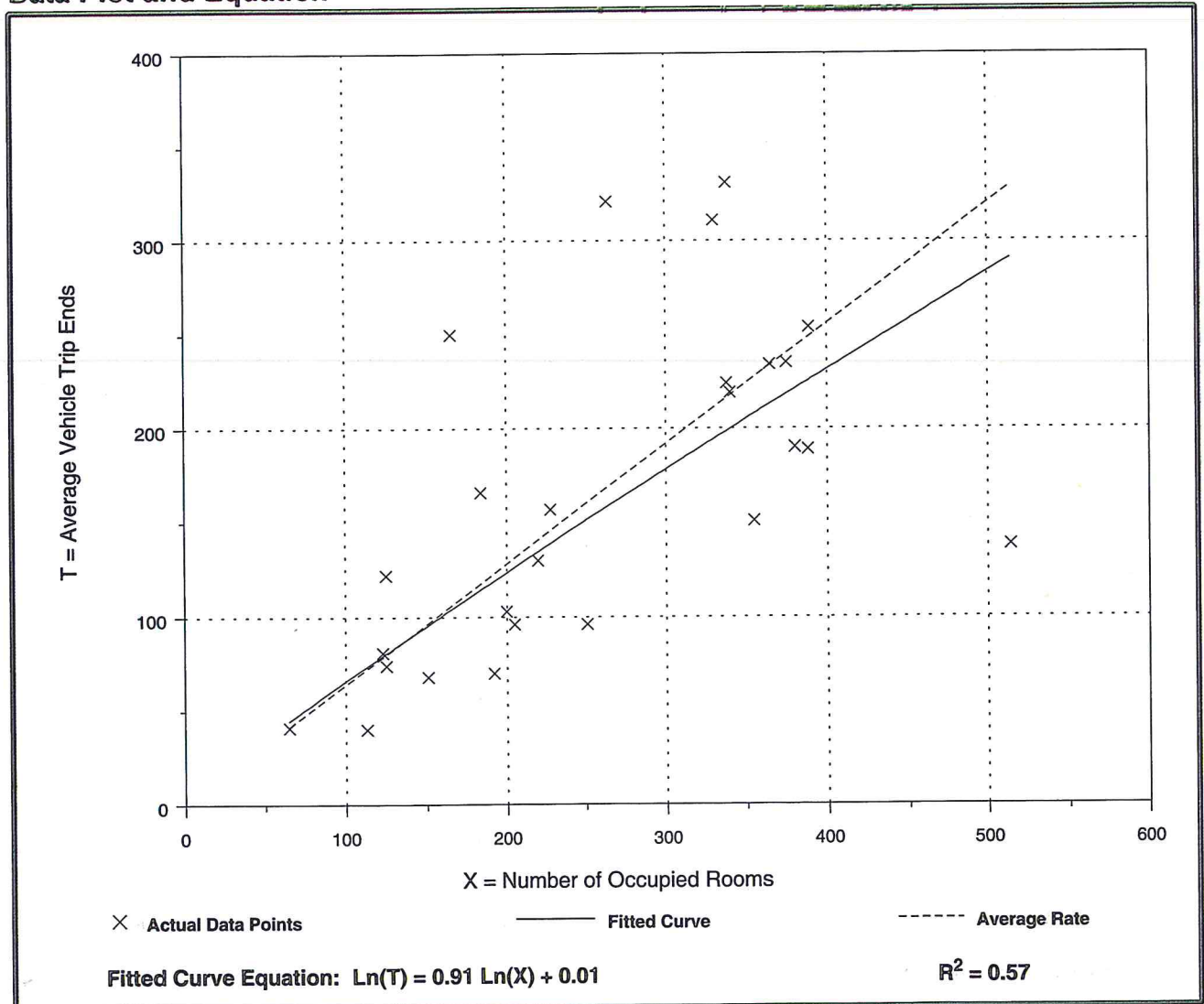
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 26
Average Number of Occupied Rooms: 259
Directional Distribution: 55% entering, 45% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.64	0.27 - 1.51	0.84

Data Plot and Equation



Hotel (310)

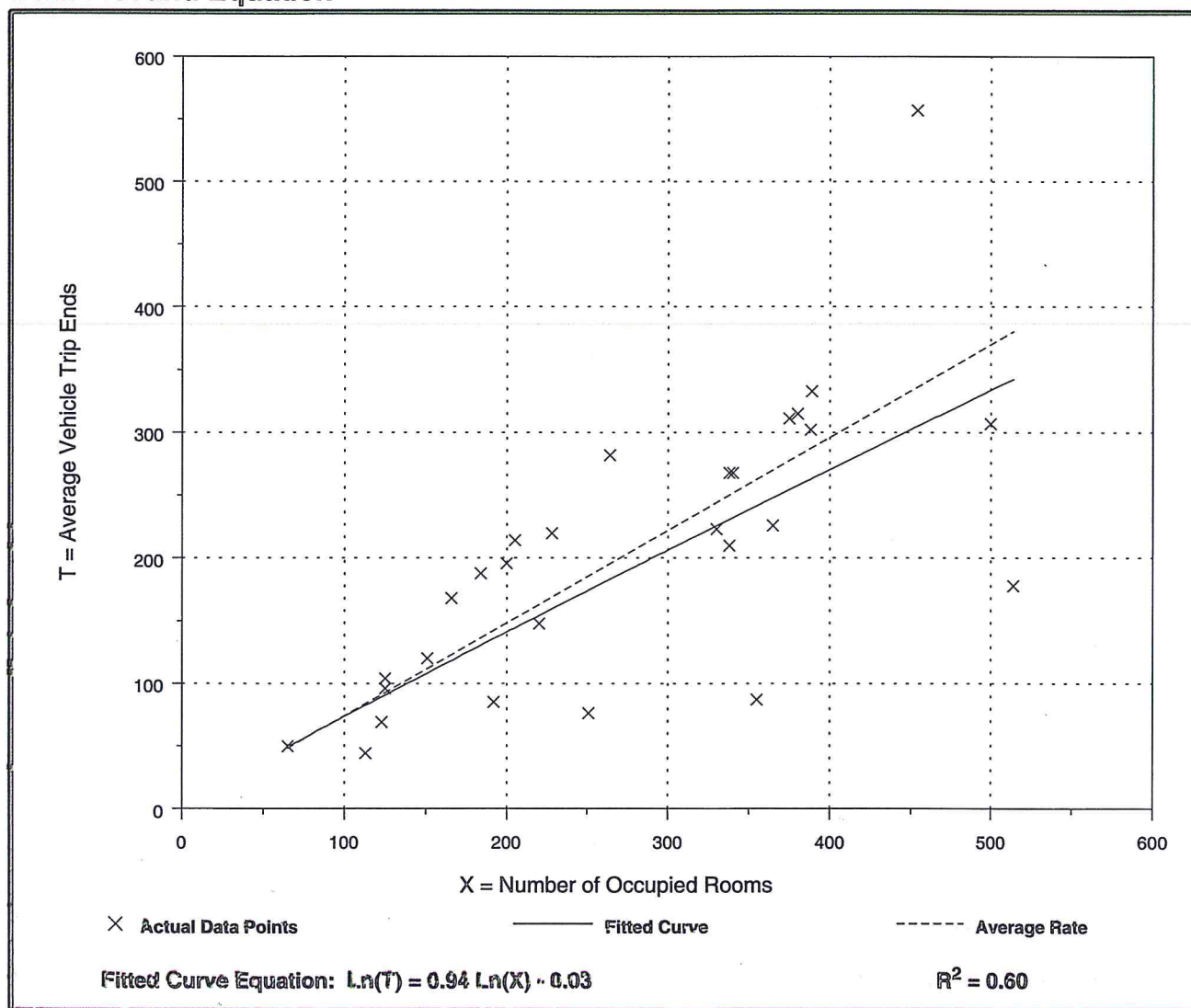
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
P.M. Peak Hour of Generator

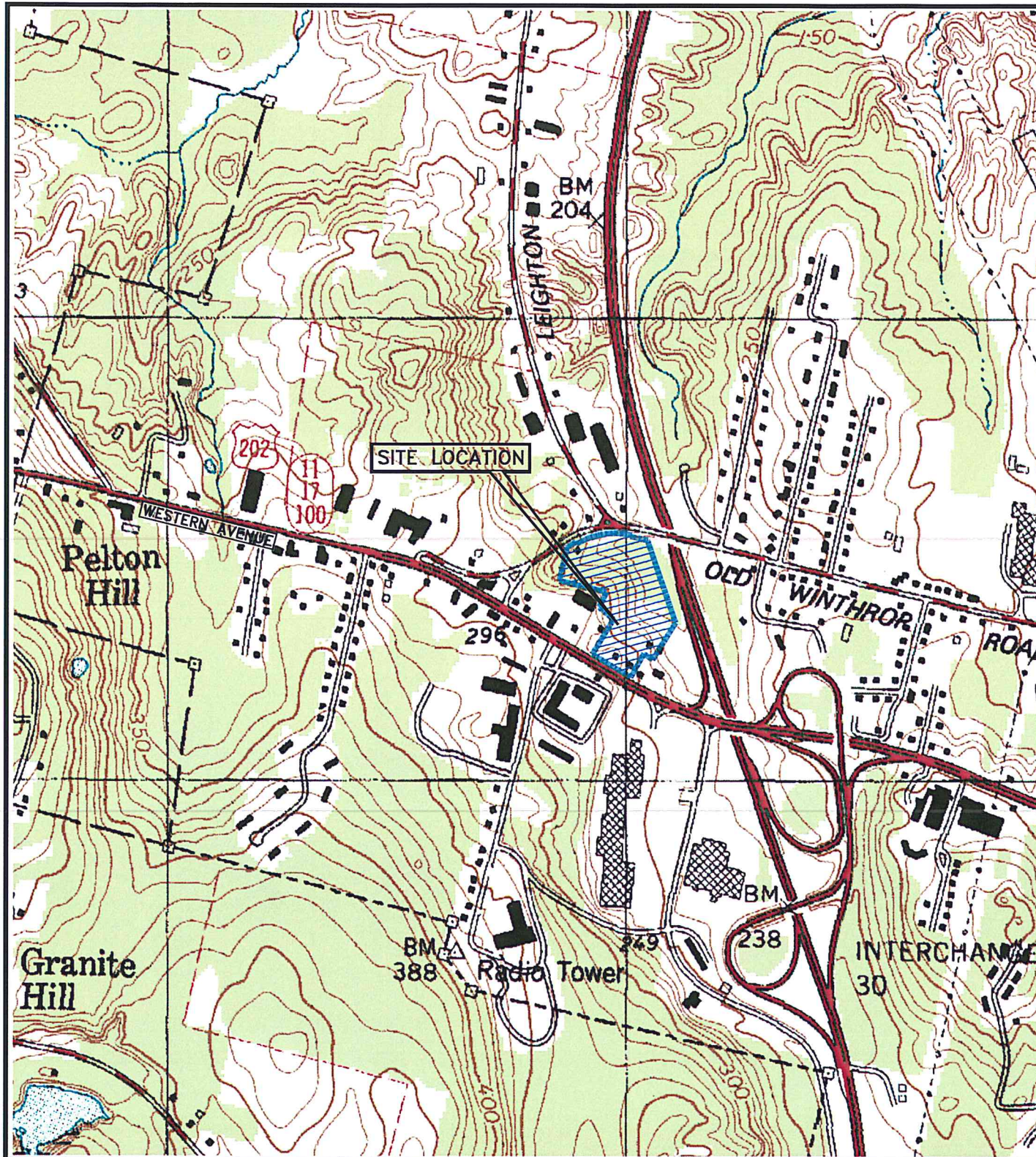
Number of Studies: 28
 Average Number of Occupied Rooms: 274
 Directional Distribution: 57% entering, 43% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.74	0.25 - 1.23	0.89

Data Plot and Equation





LOCATION MAP

SCALE: 1"=1000'

CUSTOMER/PROJECT:

AUGUSTRES, LLC

LOCATION: 377 WESTERN AVENUE

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE



E.S. COFFIN ENGINEERING & SURVEYING, INC.
433 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 633-9474 Fax (207) 633-0016 Toll Free 1-800-244-9475

SHEET TITLE:

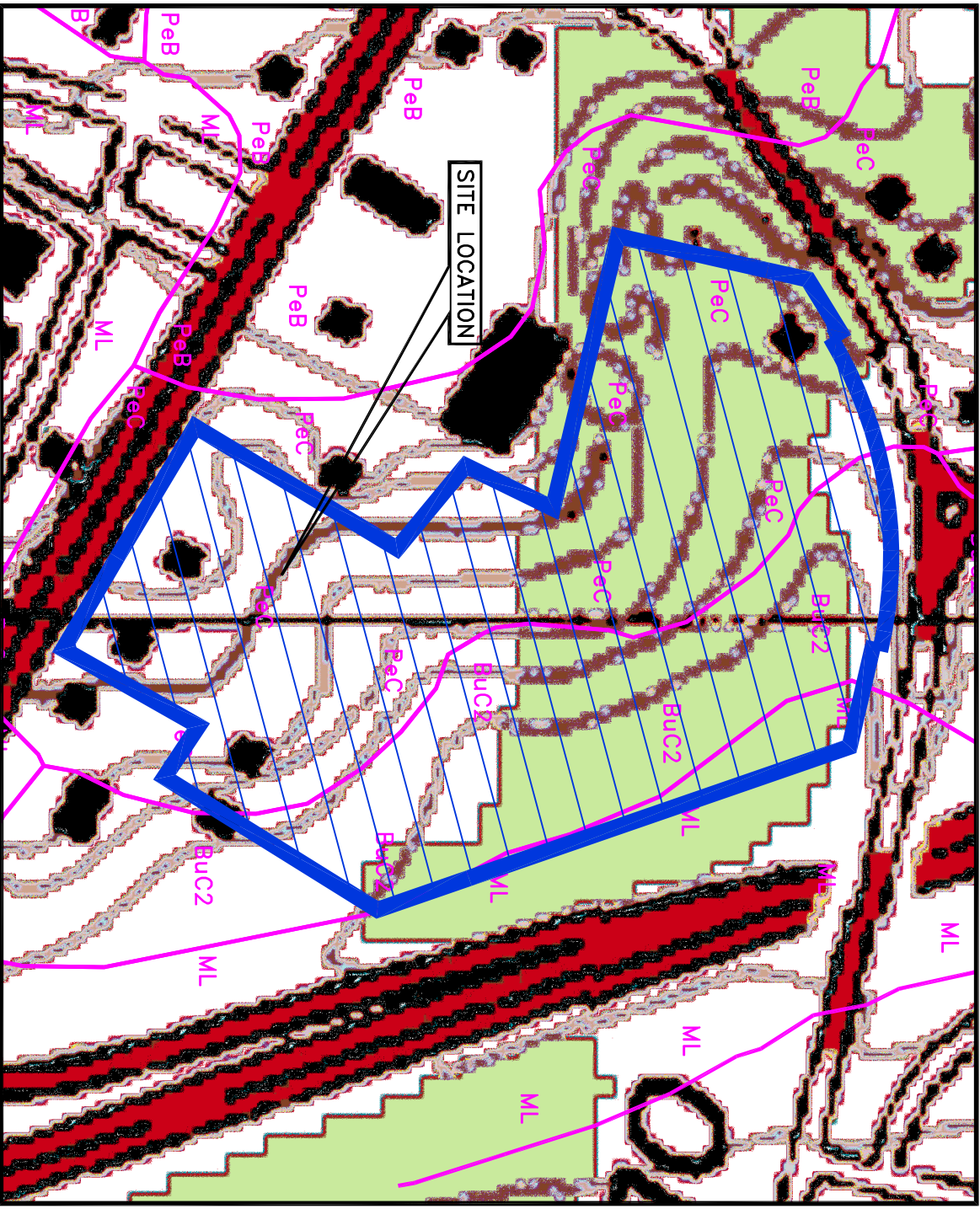
SITE LOCATION MAP

SCALE: 1" = 1000'

DATE: OCTOBER 10, 2014

PROJ. NO. 2014-097

SLM



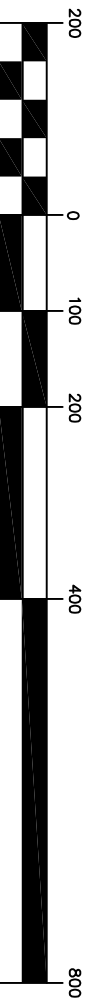
SOILS FOUND ON-SITE	
CLASSIFICATION	NAME / DESCRIPTION
BUC2 (c)	BUXTON SILT LOAM, 8% TO 15% SLOPES, ERODED
ML	MADE LAND
PeB (c)	PAYTON-CHARLTON VERY STONY FINE SANDY LOAMS, 3% TO 8% SLOPES

INFORMATION REFERENCED FROM U.S. DEPT. OF AGRICULTURE S.C.S.
"SOIL SURVEY OF KENNEBEC COUNTY OF MAINE" MAP 52.

SOILS MAP

SCALE: 1"=200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CLIENT/PROJECT: AUGUSTRES, LLC			 ES.CORTIN ENGINEERING & SURVEYING, INC. 433 Camp Road P.O. Box 4687 Augusta, Maine 04330 Ph. (207) 625-9474 Fax (207) 625-0816 Toll Free 1-800-244-4475	SHEET TITLE: SOILS MAP
LOCATION: 377 WESTERN AVENUE				
TOWN: AUGUSTA	COUNTY: KENNEBEC	STATE: MAINE	SCALE: 1" = 200'	PROJ. NO. 2014-097
DATE: OCTOBER 10, 2014				

SOILS